

**CITY OF LONG BEACH
PLANNING COMMISSION AGENDA
333 W. Ocean Boulevard – (562) 570-6321
(562) 570-6068 FAX
August 17, 2006
CITY COUNCIL CHAMBER**

PUBLIC HEARING

1:30 PM

CALL TO ORDER

ROLL CALL

Gentile, Greenberg, Jenkins, Rouse, Sramek, Stuhlbarg,
Winn

PLEDGE OF ALLEGIANCE

MINUTES

SWEARING OF WITNESSES

Do you solemnly swear or affirm that the evidence you shall
give in this Planning Commission Meeting shall be the truth,
the whole truth, and nothing but the truth.

GUIDE FOR PERSONS INTENDING TO SPEAK

This guide has been prepared as an aid so that you will be able to express your opinions briefly and clearly before the Commission and thus increase the effectiveness of your presentation. **Remarks are generally limited to 3 minutes.**

1. State your **Name** and **Address**.
2. **Organization** you represent if any.
3. State whether **For or Against** the proposal.
4. Your **Statement** should include all pertinent facts within your knowledge; avoid gossip, emotion and repetition. It is important to discuss only those matters relating to the hearing and to tie your discussion of the facts directly to the decision you wish the Commission to reach. A clear, concise and non-repetitive argument is impressive.

Written Testimony

In order to have written material included in the Planning Commissioner's mailed Agenda Packet, twelve (12) copies of the material must be delivered to the Department of Planning and Building, Planning Bureau, no later than ten (10) calendar days before the date of the Planning Commission Hearing. Written material that is presented to the Planning Commission after this date and up to 1:00 p.m. the day of the Planning Commission Hearing, will be included in the Commissioners Agenda folder, but may not be reviewed by individual Commissioners due to the amount of material that the Commissioners have to review for the Agenda. Material presented to the Commission at the Hearing will be part of the record but also may not be reviewed by individual Commissioners.

CONSENT CALENDAR

1. **Case No. 0605-29**
Conditional Use Permit
CE 06-101

(Jeff Winklepleck,
Project Planner)

Orange Rocket, LLC
c/o Melinda Byrd
6640 Cherry Avenue (Council District 9)

Conditional Use Permit to allow the operation of a 1,610 square foot check cashing/payday advance business in an existing retail center.

RECOMMENDATION:

Planning Commission continue to September 7, 2006.

REGULAR AGENDA

2. **Case No. 0308-11**
Site Plan Review, Conditional Use Permit, Parcel Map, Local Coastal Development Permit, Standards Variance
EIR 10-04

(Lemuel Hawkins,
Project Planner)

Greenberg Farrow
c/o Vasanthi Ramanathan
400 Studebaker Road (Council District 3)

Certification of Environmental Impact Report (EIR) (State Clearinghouse No. 2004031093), adoption of a Resolution certifying the FEIR, adoption of a Resolution with a Statement of Overriding Considerations, approval of Site Plan Review, Conditional Use Permit, Tentative Parcel Map No. 067384, Local Coastal Development Permit and two (2) Standards Variances to construct a 140,000 square foot home improvement and garden center, a 6,000 square foot restaurant, and two retail/commercial buildings totaling 12,000 square feet, with 752 parking spaces; a subdivision of the project site in order to create a separate lot for above-ground storage tank(s); an exception from code requirements to allow three driveways that exceed the maximum allowable width; and an exception from requirements in PD-1 (Southeast Area Planned Development Improvement Plan) to provide less than 30 percent required open space.

RECOMMENDATION:

Planning Commission certify Environmental Impact Report EIR 10-04/SCH #2004031093 and adopt a Resolution with Findings of Fact and a Mitigation Monitoring Program, adopt a Resolution with a Statement of Overriding Consideration and approve the Site Plan Review, Conditional Use Permit, Tentative Parcel Map, Local Coastal Development Permit and Standards Variances, subject to conditions.

3. **Case No. 0605-44**
Site Plan Review, Standards
Variance, Administrative Use
Permit, Lot Merger
ND18-03

Alain M. Sarfatti
201 The Promenade (Council District 2)

(Derek Burnham,
Project Planner)

Request for approval of Site Plan Review and a Lot Merger for construction of a new 7-story 165 room hotel, with Standards Variance requests for less than code-required parking and driveway slope exceeding 14 percent, and an Administrative Use Permit for shared parking.

RECOMMENDATION:

Planning Commission review and consider Mitigated Negative Declaration No. 18-03 and approve the requests for Site Plan Review, Standards Variances, Lot Merger, and Administrative Use Permit, subject to conditions.

MATTERS FROM THE AUDIENCE

MATTERS FROM THE DEPARTMENT OF PLANNING AND BUILDING

- a. Updates:
 - 1) City Council Actions
 - 2) General Plan Update
- b. Preview of September 7, 2006 agenda
 - Study Session – Press Telegram Project
 - 4231 E. 10th Street 6-unit condominium conversion
 - 3230 Wilton 8-unit condominium conversion
 - 1455 W. Willow Street Monopole
 - 1015 E. 5th Street 8-unit condominium conversion
 - 623 Walnut Avenue 10-unit condominium conversion
 - 5400 Atlantic Avenue Add car wash to gas station
 - 6640 Cherry Avenue Check cashing
 - 3595 Santa Fe Mobile home park subdivision
 - 1190 Newport 19-unit condominium conversion
- c. Other

MATTERS FROM THE PLANNING COMMISSION

ADJOURN

The City of Long Beach intends to provide reasonable accommodations in accordance with the Americans with Disabilities Act of 1990. If a special accommodation is desired, please call 48 hours prior to the event/program/service at 570-6351.

